



City Planning and Development Department

Date: October 7, 2015
To: City Plan Commission
From: Diane M. Binckley, Assistant Secretary
Subject: CPC Results – October 6, 2015

- 4 JE 1. **Case #SD 1516, Final Plat – Westport Commons** – To consider approval of a final plat in District R 1.5 (Residential 1.5), R-5 (Residential 5), B 1-1 (Neighborhood business 1 (dash 1), and B 3-2 (Community business (dash2)) (proposed for District MPD (Master Planned Development) on about 4.6 acres generally located south of E 38th Street, west of Gillham Road, north of E 39th Street and east of Warwick Boulevard, to approve three lots.; **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crawl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 4 JE 2. **Case #SD 0841-H - SD 0841H, Final Plat - Pine Grove Pointe, 2nd Plat** -- To consider the approval of a final plat in District R 7.5, previously, R-1a (One family dwellings) on approximately 24.19 acres generally located north of NE Pine Grove Drive and east of N Lawn Avenue, to allow for ~~67~~ 65 single family lots, two private open space tracts, one storm water detention tract and public right of way. **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crawl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 2 JR 3. **Case No. 6091-P-19** - About 2 acres generally located at southwest corner of N Ambassador Dr and N Polo Dr, to consider approval of a final plan in District B3-3 (Community Business), to allow construction of a hotel. **CONTINUED OFF DOCKET** without (No Testimony – No Set Quorum); Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crawl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 4 JR 4. **Case No. 14579-MPD-2** – A request to approve a final development plan on about 1 acre, generally located on the east side of Washington St between 44th and 46th, in District MPD (Master Planned Development) to allow development of eighteen (18) residential units in one (1) building. **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crawl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy

- 5 OA 5. **Case No. 10390-MPD-12 – MPD Final Plan** - A request to consider approval of an MPD final plan within the Three Trials Commerce Center Master Planned District, on approximately 25 acres, generally located on the south side of E. 87th Street and the east side of Bruce R. Watkins Drive (US Hwy 71), to allow for a 364,000 square foot industrial building on Lot 1. **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crowl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 5 OA 6. **Case No. 10390-MPD-13** – A request to approve a final development plan on about 17 acres, generally located south of E 87th St and east of Highway 71, in District MPD (Master Planned Development) to allow construction of an 331,000 square foot office/warehouse building. **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crowl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 2 JE 7. **Case #SD 1054-I - Final Plat, Fountain Hills 10th Plat** -- To approve a final plat on about 26.32 acres generally located at the intersection of NW Fountain Hills Drive and NW 93rd Terrace, creating 64 residential lots and 2 private open space tract in District R-7.5 (Residential 7.5). **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crowl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 1 OA 8. **Case #SD 0934W - Benson Place Village, First Plat** -- To consider approval of a final plat in District R-7.5 on approximately 12 acres generally located on the east side of N. Eastern Avenue, on the north and south sides of NE 101st Street, creating 34 single family lots and five (5) tracts. **CONTINUED to the October 20, 2015 meeting date** without fee (No Testimony – No Set Quorum); Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crowl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 2 OA 9. **SD 0941K, Final Plat – Barry Plaza, 7th Plat**- To consider approval of a final plat on about 1 acre, in District B3-3 (Community Business 3 dash 3), generally located on the west side of N. Green Hills Road, between 152 Hwy on the north and NW Barry Road on the south, creating one (1) commercial lot. **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crowl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 2 OA 10. **Case No. 8271-P-23** - About 1 acre generally located on the west side of N. Green Hills Road, between 152 Hwy on the north and NW Barry Road on the south, to consider approval of a Chapter 80 final plan in District B3-3 (Community Business 3 dash 3), to allow for a 7,300 square foot facility. **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crowl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy

- 6 JR 11. **Case No. 9216-P-15** – A request for approval of a Chapter 80 final plan, generally located west of Wyandotte St and south of W 141st Ter, in District M1-5 (Manufacturing 1) to allow expansion of an existing distribution facility. **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crawl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 4 AE 12. **Case No. 12214-SR-17** -- 4815 Independence Avenue -- Special review. **APPROVED**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crawl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 4 AW 13. **Case No. 14592-SU- 4815 Independence Avenue** – About .47 acres generally located south of Independence Avenue and east of Van Brunt Boulevard, to consider approval of a Special Use Permit to expand an existing gas station and convenience store. **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crawl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 4 AW 14. **Case No. 13450-SU-4 – 1700 Holly Street** – About .05 acres generally located on the west side of Holly Street south of W 17th Street, to consider approval of a Special Use Permit to allow an existing off-site advertising sign to be used as an artboard. **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crawl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 4 OA 15. **Case No. 14598-UR** - About 5.16 acres generally bordered by W. 34th Street on the north, W. 34th Terrace on the south, Broadway Boulevard on the east and Pennsylvania Avenue on the west, to consider rezoning the tract of land from Districts R-1.5 (Residential dash 0.5) and B4-5 (Heavy Business/ Commercial) to District UR (Urban Redevelopment), and approval of a development plan that allows for redevelopment of the existing building and construction of seven new residential and mixed use buildings (235 units and 18,000 square feet) with 369 parking spaces in four (4) phases. **CONTINUED to the October 20, 2015 meeting date** without fee (No Testimony – No Set Quorum); Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crawl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 6 OA 16. **Case No. 14596-P** – About 1.7 acres generally located on the south side of W. 100th Terrace, between Wornall Road on the east and Jefferson Street on the west, to consider rezoning the tract of land from District R-7.5 (Residential dash 7.5) to R-5 (Residential dash 5). **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 5-0; Voting Aye: Archie, Baker-Hughes, Gutierrez and Martin; Voting Nay: None; Recused: Crawl; Absent: Burnette, Macy

- 6 OA 17. **SD 1520 - Preliminary Plat – Kingswood Villas II** - To consider approval of a preliminary plat in District R-5 (Residential dash 5), on about 1.7 acres generally located on the south side of W. 100th Terrace, between Wornall Road on the east and Jefferson Street on the west, creating five (5) residential lots to allow for nine (9) units. **APPROVED WITHOUT CONDITIONS**; Motion Carried 5-0; Voting Aye: Archie, Baker-Hughes, Gutierrez and Martin; Voting Nay: None; Recused: Crowl; Absent: Burnette, Macy
- 4 JR 18. **Case No. 14600-UR** -- About 1 acre generally located at 1640 Baltimore Ave, to consider rezoning from District DX-15 (Downtown Mixed Use) to District UR (Urban Redevelopment), and approval of a preliminary development plan for the reuse of an existing structure. **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crowl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 4 JR 19. **Case No. 14597-UR** -- About 1 acre generally located at 1004 Wyandotte St, to consider rezoning from District DC-15 (Downtown Core) to District UR (Urban Redevelopment), and approval of a preliminary development plan for construction of a parking garage. **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crowl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 3 JE 20. **Case No. 675-S-6** – To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 1.5 acres generally located east of Troost Avenue, north of E 24th Street and south of Bruce R. Watkins Drive, from Residential Low Density and Residential Medium Density to Downtown Residential. **CONTINUED to the October 20, 2015 meeting date** without fee (No Testimony – No Set Quorum); Motion Carried 5-0; Voting Aye: Archie, Baker-Hughes, Gutierrez and Martin; Voting Nay: None; Recused: Crowl; Absent: Burnette, Macy
- 3 JE 21. **Case No. 12708-UR-3** -- About 94 acres generally bounded by 22nd Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27th Street and about 100 feet south of 27th Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27th Street on the west -- to consider the approval of a development plan amendment in District UR (Urban redevelopment district) relating to the specific land use on about 1.5 acres generally located east of Troost Avenue and north of E 24th Street and south of Bruce R. Watkins Drive to allow for a hotel and further to add single family homes in lieu of townhomes in select locations. **CONTINUED to the October 20, 2015 meeting date** without fee (No Testimony – No Set Quorum); Motion Carried 5-0; Voting Aye: Archie, Baker-Hughes, Gutierrez and Martin; Voting Nay: None; Recused: Crowl; Absent: Burnette, Macy

- 6 OA 22. **Case No. 9544-P-3** - About 23 acres generally located at the northeast corner of E. 111th Street and Blue Ridge Boulevard, to consider approval of a council approved signage plan in District R-7.5 for Ruskin High School. **CONTINUED to the December 1, 2015 meeting date** without fee (No Testimony – No Set Quorum); Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crawl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 4 JR 23. **Case No. 14588-P** -- About 0.5 acres generally located at the northeast corner of 19th St and Walnut St, to consider approval of a development plan to allow the construction of a parking garage in District DX-15 (Downtown Mixed Use). **APPROVED SUBJECT TO CONDITIONS**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crawl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- CW PN 24. **Case No. 254-S-310** -- Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review. **APPROVED**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crawl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy
- 2 BW 25. **Case No. 250-S-125** -- To consider the Kansas City Register nomination to expand the “Nelle E. Peters Thematic District” to include properties located at 4728, 4730 and 47 Summit St as required by Chapter 88-580-01-B of the Administrative Code of the City of Kansas City, Missouri. **APPROVED**; Motion Carried 6-0; Voting Aye: Archie, Baker-Hughes, Crawl, Gutierrez and Martin; Voting Nay: None; Absent: Burnette, Macy